



Lake Park Villager

The official village newsletter of Lake Park, North Carolina

Volume 7, Issue 4

April 2010

CLERK'S CORNER

Upcoming Lake Park town meetings:

May 11 – 7:00 PM Village Council Meeting

May 19 – 6:30 PM Economic Development Commission Workshop at Community Center

May 24 – 6:30 PM Parks and Recreation Commission Meeting

May 25 – 7:00 PM Zoning Task Force Meeting

CALENDAR OF EVENTS

POOL MEMBERSHIP SIGN-UP

MAY 1, 9:00 AM – 12, COMMUNITY CENTER

2010 PRIMARY ELECTION

MAY 4, 6:30 AM – 7:30 PM, COMMUNITY CENTER

LAKE PARK HOMEOWNERS ASSOCIATION MEETING

MAY 4, 7:00 PM, COMMUNITY CENTER

LAKE PARK SINGLES (AGES 45+)

MAY 6, 7:00 PM, COMMUNITY CENTER

LAKE PARK GARDEN CLUB

MAY 15, 10:00 AM, COMMUNITY CENTER

LAKE PARK PLUS (INVESTMENT STUDY – MEMBER NAIC)

MAY 26, 7:00 PM, 3825 FAITH CHURCH ROAD

LAKE PARK S.A.G.E.S.

MAY 14, 7:00 PM, FAITH UNITED METHODIST CHURCH

LAKE PARK POOL OPENING DAY

MAY 29, 10:00 AM

VOLP and HOA Distinctions

Distinctions in Responsibility: The HOA

Past issues of the Villager have featured articles defining 1) public municipal government and 2) private homeowner associations. The series is offered to guide Lake Park residents in understanding the benefits and limits of each.

HOA Responsibilities

The Master Homeowner Association Board upholds the Covenants, Conditions & Restrictions (CCR) standards for residential lots, not commercial nor public properties. HOA responsibilities include establishing an Architectural Control Committee to maintain homeowner compliance with the CCRs and collecting homeowner dues. HOA volunteers sponsor a multitude of social events and programs to bring the community together. Traditional events have included the Spring Kite Festival, the Fall Festival, and Spring/Fall Yard sales. Various other events have included a Youth Day, Friday nights in the Park, Gardening Clinics and Health Fairs.

HOA collection and maintenance responsibilities may require contracts with a management company. This provides professional guidance and third party perspective and offers experienced capability for daily operations.

The variety of neighborhoods was not left to self-manage without any structure. Each builder was subject to the Master HOA specifications and certain other neighborhood associations were established to manage and maintain features particular to that neighborhood. For example, townhome and condominium neighborhoods own party walls, roofs, exterior siding, water service, pest control, insurance and landscaping in common. Patio homes share actual maintenance responsibility for their landscaping. Lake Park's existing associations include:

Village Fishing Permits

To fish in any of the ponds within Lake Park, anglers must obtain a Village of Lake Park 2010 fishing permit. Annual individual Lake Park permits are \$2 for residents over 15 years of age. Non-resident permits are \$20 per individual. If you would like a permit, contact the Village office at (704) 882-VOLP or stop by the Community Center between 9 and 12.

Lake Park Village Government

Website: www.lakeparknc.gov

Kendall Spence - Mayor

(704) 882-6649

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Sandra Coughlin – Council

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Virginia Currence – Council

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Jo Waybright - Council

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Cheri Clark – Clerk/Tax Collector

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Cheryl Bennett, Financial Officer

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Deputy Richard Haywood and Deputy Joe Clough

Dial 911, Non-emergency (704) 289-1591

officer@lakeparknc.gov

For Your Information

EDC Sponsors "MyLakePark.com" Workshop

A new website, dedicated to the 15 professional and commercial services in Lake Park is coming soon. The site is currently being developed by Cloud9 Net Design, one of three developers invited by the EDC to present a concept to promote the services available at Town Center, Lake Park Road and Faith Church Road locations.

On May 19, representatives from each of Lake Park's services will gather at 6:30 pm for the workshop and a light supper at the Community Center. Don O'Brien, webmaster, is the featured presenter to help each representative refine the details of their own pages for www.mylakepark.com.

The EDC is sponsoring the initial development, and participating companies will pay a nominal maintenance fee for Cloud9 NetDesign to maintain the site and keep their changing information current.

"Internet promotion can be a boost to sustain and grow economic development for Lake Park," says Mayor Kendall Spence. "Local services rely upon clients both within and outside Lake Park," he added. Now under construction, www.mylakepark.com is expected to go live this summer and to be a handy reference for a wider customer base to utilize our local services from the convenience of our own computers and mobile phones.

1. Lake Park Homeowners Association (Master HOA)
 - Architectural guidelines and Events for all Lake Park residents
 - Common landscape maintenance for patio homes on Hoover and Mimosa streets
2. Village Homes (Creft Circle single and triplex homes in Town Centre)
3. Lake Park Townhome Association (150 townhomes with connected building features and common landscape maintenance)
4. Lake Park Garden District Association (single family patio homes with common landscape maintenance)
5. Vintage Condominiums (30 condo units with common building features and common landscape maintenance)
6. Vintage Townhomes (approximately 20 new townhomes in the Town Center with common building features and landscape maintenance).

Separate associations allow owners to directly address specific building and ground issues with their own funding, yet they also participate in the master HOA. These associations (2-6 above) also pay dues to the master HOA according to lot type and are subject to the Master HOA CCRs as well as their neighborhood-specific CCRs.

Stormwater Update

Reasons to clean up after your dog

One key contributor to stormwater pollution is dog waste.

Unscopped dog droppings lead to unnaturally high levels of fecal coliform bacteria in our lakes, choking out aquatic life and threatening the survival of many aquatic species. By simply cleaning up after your dog each day, you can help prevent water pollution and protect fragile aquatic life.

Water pollution from fecal waste promotes the growth of aquatic weeds and algae, which then limit light penetration and reduce oxygen levels — eventually, it creates a deadly environment for fish and other aquatic life, and widespread fish kills can be one result.

Pollution from dog waste also poses a health hazard to human beings and other pets, whether it's in water or on land. Bacteria and parasites contained in the waste can infect adults and children with Campylobacteriosis, Salmonellosis and Toxocariasis, for example. And because of those threats, dog waste is not a suitable fertilizer, contrary to popular belief.

So next time you take your dog outside, make sure you clean-up after him too. If you stop by the village offices between 9 and 12, the village clerk will provide a free bag dispenser that can be attached to your dog's leash.